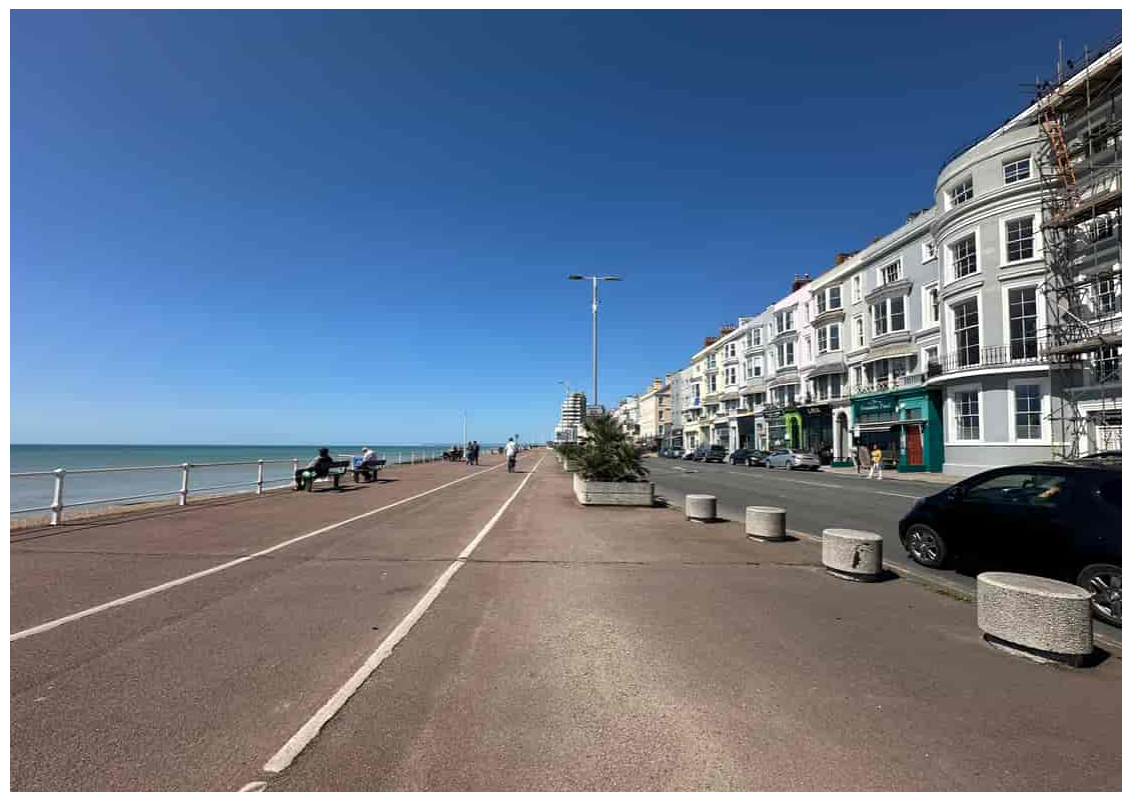
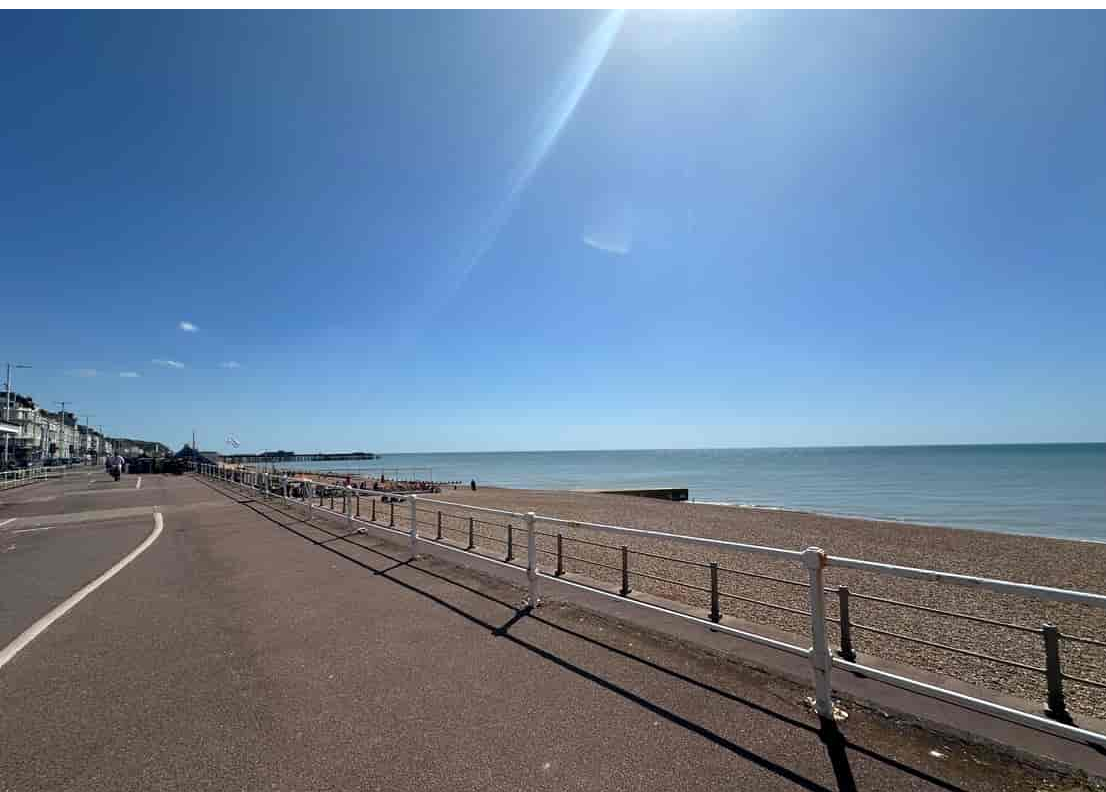




27 Grand Parade, St Leonards-on-Sea, East Sussex, TN37 6DN
£900 pcm



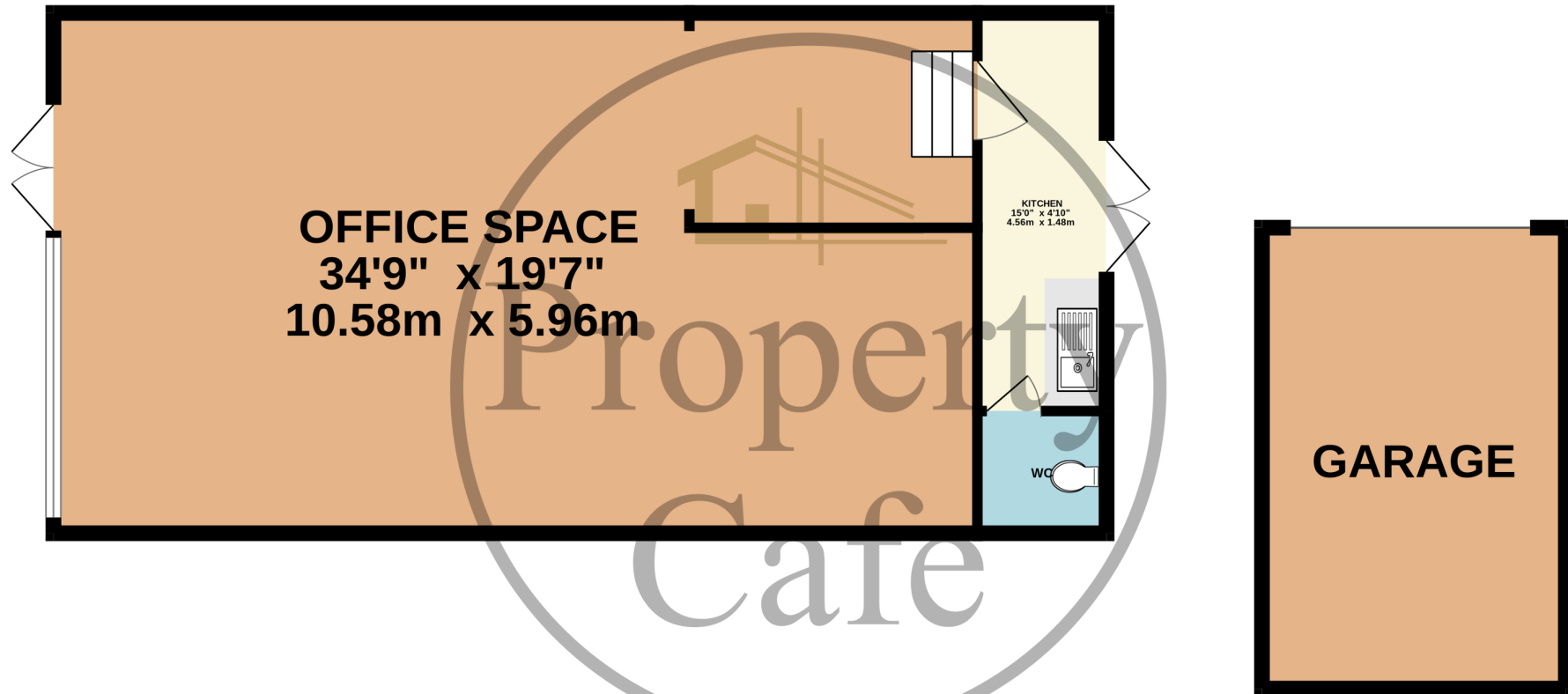


Property Café are delighted to offer FOR LEASE this spacious ground floor office located on the seafront in St Leonards, Hastings.

Currently being used as an administration office and equipped with ample power sockets and hard wired internet connects.

Additional benefits to include a fitted air condition unit and fully functioning alarm system. The main office space measure's approximately 35ft by 20ft and includes a glass divide creating its own separate private office. A small set of steps at the back of the office leads to a kitchen area with sink and kitchen units which in turn gives access to a cloakroom. A door to the rear leads out to a garage and parking space. Existing office furniture may be available by separate negotiation. The property is neutrally decorated and is available to view immediately with occupation available from May with a long let being preferred. To arrange a viewing or for further information please contact our Hastings office on 01424 224488 and select option 2.

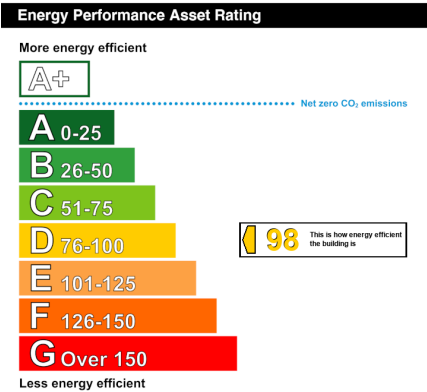
GROUND FLOOR
971 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Receptions: 1
Council Tax:
Parking Types: On Street.
Heating Sources: Air Conditioning.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users. Wide doorways.



Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

- | | |
|---|--|
| <ul style="list-style-type: none">• Commercial shop to let.<ul style="list-style-type: none">• 'E' grade useage.• Prominent seafront location.• Air conditioning and security alarm systems.<ul style="list-style-type: none">• Flexible lease terms. | <ul style="list-style-type: none">• High footfall and passing trade.• One allocated parking space.<ul style="list-style-type: none">• Single en-bloc garage.• Staff kitchen.• Staff Cloakroom W.C |
|---|--|